

011.A

0001

0321.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

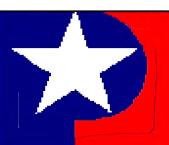
331,000 / 331,000

USE VALUE:

331,000 / 331,000

ASSESSED:

331,000 / 331,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP	Unit #:	321
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Owner 1: BRENTWOOD REALTY PARTNERS LL

Owner 2:

Owner 3:

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	331,000			331,000		149217
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

PREVIOUS ASSESSMENT								Parcel ID	011.A-0001-0321.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	331,000	0	.	.	331,000	Year end	12/23/2021			
2021	102	FV	326,400	0	.	.	326,400	Year End Roll	12/10/2020			
2020	102	FV	317,200	0	.	.	317,200	317,200 Year End Roll	12/18/2019			
2019	102	FV	268,000	0	.	.	268,000	268,000 Year End Roll	1/3/2019			
2018	102	FV	221,900	0	.	.	221,900	221,900 Year End Roll	12/20/2017			
2017	102	FV	206,500	0	.	.	206,500	206,500 Year End Roll	1/3/2017			
2016	102	FV	206,500	0	.	.	206,500	206,500 Year End	1/4/2016			
2015	102	FV	186,400	0	.	.	186,400	186,400 Year End Roll	12/11/2014			

SALES INFORMATION								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No									
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No									
	18071-350		4/1/1987			No	No	N								

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/11/2017										Measured	DGM	D Mann					
5/6/2000											197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.																			
Sty Ht: 5	- 5 Story			A Bath: 1	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																						
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																						
Frame: 2	- Steel			1/2 Bath: 1	Rating:																						
Prime Wall: 8	- Brick Veneer			A HBth: 1	Rating:																						
Sec Wall: 1	%			OthrFix: 1	Rating:																						
Roof Struct: 4	- Flat			OTHER FEATURES				RESIDENTIAL GRID																			
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1			# Units: 1															
Color: BRICK				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
View / Desir: N	- NONE			Frl: 1	Rating:			Other																			
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																			
Grade: C	- Average							Lvl 2																			
Year Blt: 1971	Eff Yr Blt:							Lvl 1																			
Alt LUC:	Alt %:							Lower																			
Jurisdct:	Fact: .							Totals	RMs: 3	BRs: 1	Baths: 1	HB															
Const Mod:								REMODELING				RES BREAKDOWN															
Lump Sum Adj:								Exterior:	No Unit	RMS	BRs	FL															
INTERIOR INFORMATION								Interior:	1	3	1	0															
Avg Ht/FL: STD								Additions:																			
Prim Int Wal: 2	- Plaster							Kitchen:																			
Sec Int Wall: 1	%							Baths:																			
Partition: T	- Typical							Plumbing:																			
Prim Floors: 4	- Carpet							Electric:																			
Sec Floors: 1	%							Heating:																			
Bsmnt Flr: 1								General:																			
Subfloor: 1								CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL							
Bsmnt Gar: 1								Basic \$ / SQ: 325.00	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Electric: 3	- Typical							Size Adj.: 1.33798885					GLA	Gross Liv Ar	716	438.800	314,183										
Insulation: 2	- Typical							Const Adj.: 1.00909925																			
Int vs Ext: S								Adj \$ / SQ: 438.803																			
Heat Fuel: 3	- Electric							Other Features: 32751																			
Heat Type: 6	- Elec Base/B							Grade Factor: 1.00																			
# Heat Sys: 1								NBHD Inf: 1.34000003																			
% Heated: 100	% AC: 100							NBHD Mod: 1																			
Solar HW: NO	Central Vac: NO							LUC Factor: 1.00																			
% Com Wal	% Sprinkled							Adj Total: 464891																			
								Depreciation: 133889																			
								Depreciated Total: 331002																			
								WtAv\$/SQ: 331000	AvRate: 462.29	Ind.Val: 462.29																	
								Juris. Factor: 0																			
								Special Features: 0																			
								Final Total: 331000	Val/Su Net: 462.29	Val/Su SzAd: 462.29																	
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:										
SPEC FEATURES/YARD ITEMS																PARCEL ID 011.A-0001-0321.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N	Total Yard Items:																										
	Total Special Features:																										
	Total:																										



IMAGE

AssessPro Patriot Properties, Inc